



Order Filed on January 13, 2020
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY	
Caption in Compliance with D.N.J. LBR 9004-1(b)	
833428 PHELAN HALLINAN DIAMOND & JONES, PC 1617 JFK Boulevard, Suite 1400 Philadelphia, PA 19103 856-813-5500 Attorneys for ROUNDPOINT MORTGAGE SERVICING CORPORATION AS SERVICER FOR CARISBROOK ASSET HOLDING TRUST	
In Re:	
ALEXANDER CENTENO	
Debtor(s)	

Case No.: 15-33048 - JNP

Hearing Date:

Judge: JERROLD N. POSLUSNY JR.

Chapter: 13

Recommended Local Form: ☐ Followed ☒ Modified

ORDER VACATING STAY

___ The relief set forth on the following page is hereby **ORDERED**.

DATED: January 13, 2020



Honorable Jerrold N. Poslusny, Jr.
United States Bankruptcy Court

Upon the motion of ROUNDPOINT MORTGAGE SERVICING CORPORATION AS
SERVICER FOR CARISBROOK ASSET HOLDING TRUST, under Bankruptcy Code section
362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause
shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or
resume and prosecute to conclusion one or more actions in the court(s) of appropriate
jurisdiction to pursue the movant's rights in the following:

☒ Real Property more fully described as:

568 EAST COMMERCE STREET, BRIDGETON, NJ 08302

It is further ORDERED that the movant, its successors or assignees, may proceed with its
rights and remedies under the terms of the subject mortgage and pursue its state court remedies
including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing
other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or
deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's
assignee) may take any legal action for enforcement of its right to possession of the property.

☐ Personal property more fully described as:

It is further **ORDERED** that the movant may join the debtor and any trustee
appointed in this case as defendants in its action(s) irrespective of any conversion to any other
chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered
an appearance on the motion.

rev. 7/12/16

Certificate of Notice Page 3 of 3

United States Bankruptcy Court
District of New JerseyIn re:
Alexander Centeno
DebtorCase No. 15-33048-JNP
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0312-1

User: admin
Form ID: pdf903Page 1 of 1
Total Noticed: 1

Date Rcvd: Jan 13, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 15, 2020.

db +Alexander Centeno, 568 E. Commerce Street, Bridgeton, NJ 08302-2118

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jan 15, 2020

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 13, 2020 at the address(es) listed below:

Andrew L. Spivack on behalf of Creditor ROUNDPOINT MORTGAGE SERVICING CORPORATION SERVICER
FOR QUEENS PARK OVAL ASSET HOLDING TRUST nj.bkecf@fedphe.comAndrew L. Spivack on behalf of Creditor QUEENS PARK OVAL ASSET HOLDING TRUST
nj.bkecf@fedphe.comDenise E. Carlon on behalf of Creditor Queens Park Oval Asset Holding Trust
dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.comEric Clayman on behalf of Debtor Alexander Centeno jenkins.clayman@verizon.net,
connor@jenkinsclayman.comIsabel C. Balboa ecmail@standingtrustee.com, summarymail@standingtrustee.com
Isabel C. Balboa on behalf of Trustee Isabel C. Balboa ecmail@standingtrustee.com,
summarymail@standingtrustee.comJames Patrick Shay on behalf of Creditor QUEENS PARK OVAL ASSET HOLDING TRUST
shay@bbs-law.com, jpshay@gmail.comJeffrey E. Jenkins on behalf of Debtor Alexander Centeno jenkins.clayman@verizon.net,
connor@jenkinsclayman.comJohn D. Krohn on behalf of Creditor QUEENS PARK OVAL ASSET HOLDING TRUST nj.bkecf@fedphe.com
Joshua I. Goldman on behalf of Creditor Queens Park Oval Asset Holding Trust
jgoldman@kmlawgroup.com, bkgroup@kmlawgroup.comNicholas V. Rogers on behalf of Creditor KINGSMEAD ASSET HOLDING TRUST nj.bkecf@fedphe.com
Robert Davidow on behalf of Creditor CARISBROOK ASSET HOLDING TRUST nj.bkecf@fedphe.comRobert Davidow on behalf of Creditor ROUNDPOINT MORTGAGE SERVICING CORPORATION, AS SERVICER
FOR CARISBROOK ASSET HOLDING TRUST nj.bkecf@fedphe.comSherri Jennifer Smith on behalf of Creditor CARISBROOK ASSET HOLDING TRUST
nj.bkecf@fedphe.com, nj.bkecf@fedphe.comSherri Jennifer Smith on behalf of Creditor ROUNDPOINT MORTGAGE SERVICING CORPORATION, AS
SERVICER FOR CARISBROOK ASSET HOLDING TRUST nj.bkecf@fedphe.com, nj.bkecf@fedphe.com

TOTAL: 15